



SPRING CREEK ASSOCIATION BOARD OF DIRECTORS REGULAR MEETING MINUTES

Spring Creek Association (“SCA”) Board of Directors
Wednesday, April 27, 2022, 5:30 PM, PST
Fairway Community Center Meeting Room
401 Fairway Blvd, Spring Creek, Nevada

The meeting was held telephonically through Zoom.com due to the COVID-19 Pandemic

PRESENT: Chair Josh Park (Tract 100), Karl Young (Tract 200), Randy Mauldin (Tract 300), and John Featherston (via Zoom) (Tract 400)

At-Large Members: Vice Chair Tom Hannum, Jake Reed and Molly Popp (Exited the meeting at 8:35pm)

ABSENT:

CORPORATE OFFICERS PRESENT: SCA President Bahr, SCA Treasurer Austin-Preston

CORPORATE ATTORNEY: Katie Howe McConnell

CALL TO ORDER: Chair Park called the meeting to order in person and telephonically at 5:30 PM.

PLEDGE OF ALLEGIANCE.

NOTICE:

1. **Items may be taken out of order**
2. **Two or more items may be combined**
3. **Items may be removed from agenda or delayed at any time**
4. **Restrictions regarding Public Comment:** Pursuant to N.R.S. 241.020(c) (3), this time is devoted to comments by the general public, if any, and discussion of those comments. No action may be taken upon a matter raised under this item on the agenda until the matter itself has been specifically included on a successive agenda and identified to be an action item. Comments during this public comment period are limited to items NOT listed on the agenda, and shall be limited to not more than three (3) minutes per person unless the Board of Directors elects to extend the comments for purposes of further discussion. Persons making comment will be asked to begin by stating their name for the record and to spell their last name. The Chair may prohibit comment, if the content of that comment is a topic that is not relevant to, or within the authority of, the Spring Creek Association or if the content is willfully disruptive of the meeting by being irrelevant, repetitious, slanderous, offensive, inflammatory, irrational or amounting to personal attacks or interfering with the rights of other speakers.

I. COMMENTS BY THE GENERAL PUBLIC

ACTION SHALL NOT BE TAKEN

No action may be taken on a matter raised under this item of the agenda until the matter itself has been included specifically on an agenda as an item upon which action will be taken.

Devin Rattazzi, Tract 400, commented on an adjacent property near him regarding dog issues, condition of the property including dust and smell. President Bahr took the information and will forward on to the COA.

II. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING REQUESTS BY THE ELKO COUNTY HIGH SCHOOL RODEO CLUB FOR THE HIGH SCHOOL RODEO IN OCTOBER 2022. *FOR POSSIBLE ACTION*

VP Kerr provided further information on the requests from the Elko County High School Rodeo club to reduce the facility rental rate to \$900. The current rental rate is \$500 for the indoor arena and \$200 for the outdoor arena for a total of \$2100.

The sound system was discussed again and it was determined that the current system does currently work but does not project outside well.

They are asking for 1 individual from their club to be able to use SCA equipment to groom the arenas and panel set up. It was determined that SCA could hire these individuals as employees, but that we need to be aware of the work comp risk and if there were an injury it would remain on our claims and could affect our rates going forward. We would want to make sure that all training is documented and signed off for anyone that is hired.

They requested the covered and open stalls to be donated for 1 night. They stated that if the stalls were not donated, that their club would not volunteer to clean the stalls.

After further discussion, the item was tabled and a draft summary of the revenue and expense of the event be prepared with the Club's requests.

No public comment was received.

No action was taken.

III. REVIEW AND DISCUSSION REGARDING A SOUND SYSTEM FOR THE HORSE PALACE. *FOR POSSIBLE ACTION*

Vice Chair Hannum commented that the individual he had been working with wanted approximately \$4800 for just the design of the system and would need additional details. Staff will continue to look into other possibilities.

No public comment was received.

No action was taken.

IV. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE THE ENGINE REPLACEMENT IN TRUCK #38, 2013 FORD F450. *FOR POSSIBLE ACTION*

Treasurer Austin-Preston provided information on the quotes received from Gallagher Ford and Larry H Miller. Larry H Miller has the motor in stock, and it would include a 3 year warranty. Gallagher gave a 4-6 week lead time to receive the engine and it would have a 2 year warranty.

Public comment:

Devin Rattazzi, Tract 400, recommended shopping local for repair.

Member Popp asked that staff get quotes from additional vendors including Winnemucca Ford and Duke's Diesel.

Member Hannum moved/Member Featherston seconded to approve up to \$15,000 for the engine replacement in truck #38, 2013 Ford F450. Motion carried (7-0).

V. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE A NEW TRANSMISSION IN TRUCK #24, 1989 FREIGHTLINER. *FOR POSSIBLE ACTION*

Treasurer Austin-Preston information on two local vendors that staff received quotes for the transmission replacement.

Elex Vavrck, part-time SCA mechanic stated that he had done a close inspection on the truck and the quotes provided and felt confident that the Elko Peterbilt quote would be best for replacement.

No public comment was received.

Vice Chair Hannum moved/Member Reed seconded to approve the Elko Peterbilt quote a new transmission in Truck #24, 1989 Freightliner. Motion carried (7-0).

VI. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER PURCHASING CHIP ROCK FOR THE 2022 ROAD PROJECT. *FOR POSSIBLE ACTION*

Treasurer Austin-Preston stated that a request for quote was sent to 5 local vendors. We received quotes back from Silver State Rock, Vega Construction, and Ruby Mountain Rock & Ready Mix.

Vice Chair Hannum commented that all of the companies would meet the specifications for the chip rock.

No public comment was received.

Vice Chair Hannum moved/Member Reed seconded to approve purchasing 7100 tons of chip rock for the 2022 Road Project from Silver State Rock. Motion carried (7-0).

VII. REVIEW, DISCUSSION AND PRESENTATION REGARDING THE SPRING CREEK ASSOCIATION INSURANCE COVERAGES. *NON-ACTION ITEM*

President Bahr introduced the item commenting on the assessment increase for 2022 and the increases SCA has experienced with oil, gas, diesel and insurance rates.

Tina Perchetti, LP Insurance, was present to discuss the insurance coverages and cost increases. She provided several causes for the increases including inflation, COVID, claims, and cost of claims. SCA is a unique rural community with many square miles and open land. She mentioned that wildfire and drought issues have played a big part in cost increases. She explained the process to get quotes starts 3-4 months out and she contacted more than 20 different markets for coverage. The current carrier, for the last 5 years, that we are with is a specific program for HOA's and they have consistently come in under the other markets for the costs.

No public comment was received.

No action was taken.

VIII. COMMITTEE OF ARCHITECTURE

A. COA REPORTS

NON-ACTION ITEM

VP Kerr provided information on revenue and violations.

B. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 782 BRONCO DR (403-017-004) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.

FOR POSSIBLE ACTION

The property owner was not present, and the property remains in violation.

No public comment was received.

Member Featherston moved/Member Reed seconded to refer the violations at 782 Bronco Dr (403-017-004) to legal counsel for further action and uphold the fine. Motion carried (6-0), Member Popp absent.

C. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 17 DIAMONDBACK PL (301-002-003) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.

FOR POSSIBLE ACTION

The property remains in violation and there has been no contact.

No public comment was received.

Member Reed moved/Member Featherston seconded to refer the violations at 17 Diamondback PL (301-002-003) to legal counsel for further action and uphold the fine. Motion carried (5-0-1), Member Popp absent, Member Mauldin abstained.

D. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 749 DIAMONDBACK DR (303-002-002) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.

FOR POSSIBLE ACTION

The property remains in violation and all mail is being returned.

No public comment was received.

Member Featherston moved/Vice Chair Hannum seconded to refer the violations at 749 Diamondback Dr (303-002-002) to legal counsel for further action and uphold the fine. Motion carried (5-0-1), Member Popp absent, Member Mauldin abstained.

E. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 452 RAWLINGS DR (304-006-034) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.

FOR POSSIBLE ACTION

The property remains in violation. Staff has received a notice that the property is in the process of being sold. Attorney McConnell commented that they can work with the new buyers regarding the violations.

No public comment was received.

Member Featherston moved/Member Reed seconded to refer the violations at 452 Rawlings Dr (304-006-034) to legal counsel for further action and to uphold the fine. Motion carried (6-0), Member Popp absent.

F. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 905 SPRING VALLEY PKWY (202-028-018) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES. FOR POSSIBLE ACTION

The property had been in violation since January 2021.

Bernard Addenbrooke, property owner, stated that the truck in question was sold months ago and that they had been moving out, so more items were outside.

Lengthy discussions regarding the COA letter processes and suggestions to improve the process were provided by the Board.

No public comment was received.

The item was tabled until the May 25, 2022 meeting.

G. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 907 SPRING VALLEY PKWY (202-028-019) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES. FOR POSSIBLE ACTION

The property has been in violation since May 2019.

Deborah Addenbrooke, property owner, was present and stated that initially she was told to store the items behind the house.

No public comment was received.

The item was tabled until the May 25, 2022 meeting.

H. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 393 MERINO DR (202-012-006) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES. FOR POSSIBLE ACTION

The property has been in violation since 2021 regarding the siding on the house. Staff has not received updated pictures for the violations.

No public comment was received.

Vice Chair Hannum moved/Member Reed seconded to refer the violations at 393 Merino Dr (202-012-006) to legal counsel for further action and uphold the fine. Motion carried (6-0), Member Popp absent.

I. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 439 GYPSUM DR (202-025-016) TO LEGAL COUNSEL FOR FURTHER

ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.

FOR POSSIBLE ACTION

This property was not agendized correctly and will be tabled until the May 25, 2022 meeting.

J. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 531 BRENT DR (202-019-003) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.

FOR POSSIBLE ACTION

Staff stated that the property remains in violation except for the inoperative car violation.

No public comment was made.

Chair Park moved/Member Featherston seconded to close the inoperative vehicle violation, and to refer the remaining violations at 531 Brent Dr (202-019-003) to legal counsel for further action and uphold the fine. Motion carried (6-0), Member Popp absent.

K. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 429 MERINO DR (202-012-012) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.

FOR POSSIBLE ACTION

The property remains in violation.

No public comment was made.

Member Reed moved/Vice Chair Hannum seconded to refer the violations at 429 Merino Dr (202-012-012) to legal counsel for further action and uphold the fine. Motion carried (6-0), Member Popp absent.

L. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 440 WESTBY DR (202-012-032) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.

FOR POSSIBLE ACTION

Staff stated that the violations were discussed with the property owner on 3-14-22. There has been no further contact from the property owner.

No public comment was received.

Vice Chair Hannum moved/Member Featherston seconded to refer the violations at 440 Westby Dr (202-012-032) to legal counsel for further action and uphold the fine. Motion carried (6-0), Member Popp absent.

M. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 369 BUFFSIDE CT (201-004-035) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.

FOR POSSIBLE ACTION

Staff recommended referring the property back to the Committee of Architecture for further review.

No public comment was received.

Vice Chair Hannum moved/Chair Park seconded to refer the property back to the Committee of Architecture for further review. Motion carried (6-0), Member Popp absent.

N. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 538 BRENT DR (202-020-010) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.

FOR POSSIBLE ACTION

The property continues to have violations and staff has tried to contact the property owner since March 2022.

No public comment was received.

Member Featherston moved/Member Reed seconded to refer the violations at 538 Brent Dr (202-020-010) to legal counsel for further action and uphold the fine. Motion carried (6-0), Member Popp absent.

O. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 691 THISTLE LN (401-012-006) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.

FOR POSSIBLE ACTION

The property remains in violation and staff has had no contact with the property owner.

No public comment was received.

Member Reed moved/Vice Chair Hannum seconded to refer the property at 691 Thistle Ln (401-012-006) to legal counsel for further action and uphold the fine. Motion carried (6-0), Member Popp absent.

P. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 387 LAWDALE DR (103-006-113) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.

FOR POSSIBLE ACTION

This property remains in violation since 2019. They have been given additional time, but the violations remain.

No public comment was received.

Vice Chair Hannum moved/Member Featherston seconded to refer the violations at 387 Lawndale Dr (103-006-113) to legal counsel for further action and uphold the fine. Motion carried (6-0), Member Popp absent.

Q. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 653 ABARR DR (402-007-022) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.

FOR POSSIBLE ACTION

The property has been in violation since August 2021. Allan Cooper, property

owner, was present and stated that the playhouse had been painted, the tires were covered, and there were no weeds.

No public comment was received.

The item was table until the May 25, 2022 meeting.

R. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 635 AESOP DR (401-017-002) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.

FOR POSSIBLE ACTION

The property remains in violation and there has been no contact from the property owner.

No public comment was received.

Member Featherston moved/Member Reed seconded to refer the violations at 635 Aesop Dr (401-017-002) to legal counsel for further action and uphold the fine. Motion carried (6-0), Member Popp absent.

S. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 678 AESOP DR (401-019-049) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.

FOR POSSIBLE ACTION

The property has been in violation since June 2021 and there has been no contact from the property owner.

No public comment was received.

Member Featherston moved/Member Reed seconded to refer the violations at 678 Aesop Dr (401-019-049) to legal counsel for further action and uphold the fine. Motion carried (6-0), Member Popp absent.

T. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 751 BRONCO DR (403-003-034) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.

FOR POSSIBLE ACTION

The property remains in violation and there has been no contact from the property owner.

No public comment was received.

Member Featherston moved/Member Reed seconded to refer the violation at 751 Bronco Dr (403-003-034) to legal counsel for further action and uphold the fine. Motion carried (6-0), Member Popp absent.

U. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 817 BLACK OAK DR (402-004-002) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.

FOR POSSIBLE ACTION

The property remains in violation and there has been no contact from the property owner.

No public comment was received.

Member Featherston moved/Member Reed seconded to refer the violations at 817 Black Oak Dr (402-004-002) to legal counsel for further action and uphold the fine. Motion carried (6-0), Member Popp absent.

V. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 916 SPRING VALLEY PKWY (202-029-021) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES. FOR POSSIBLE ACTION

The property remains in violation and there has been no contact from the property owner.

No public comment was received.

Member Featherston moved/Member Reed seconded to refer the violations at 916 Spring Valley Pkwy (202-029-021) to legal counsel for further action and uphold the fine. Motion carried (6-0), Member Popp absent.

W. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 968 WOLF CREEK CR (402-011-004) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES. FOR POSSIBLE ACTION

The property remains in violation and there has been no contact from the property owner.

No public comment was received.

Member Reed moved/Vice Chair Hannum seconded to refer the violations at 968 Wolf Creek Cr (402-011-004) to legal counsel for further action and uphold the fine. Motion carried (6-0), Member Popp absent.

X. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 857 BLACK OAK DR (402-004-007) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES. FOR POSSIBLE ACTION

The property has been in violation since July 2021. The property owner called the office on April 14, 2022.

Property owner, Karen Nicholson, stated that they have started construction on a pole barn and that they have moved the RV that was parked out of the right of way.

No public comment was received.

Chair Park moved/Member Popp seconded to send the violations at 857 Black Oak Dr (402-004-007) back to the COA for further review. Motion carried 7-0.

Y. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 559 ABARR DR (402-007-002) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES. FOR POSSIBLE ACTION

Jessica Pollard was present via phone. She stated she has had issues with the

dogs next door and videos were provided of the dogs barking at the fence. She stated that they have called the Sheriff on multiple occasions regarding the barking, injured dogs, and the property owner shooting the dogs with paint ball guns.

Member Young provided information on the process including getting a written statement from the Sheriff and contacting the District Attorney regularly.

No public comment was received.

Chair Park moved/Member Reed seconded to refer 559 Abarr Dr (402-007-002) to legal counsel for further action. Motion carried (7-0).

- IX. APPROVAL OF MINUTES: FOR POSSIBLE ACTION**
March 23, 2022 Regular Meeting Minutes
Vice Chair Hannum moved/Member Reed seconded to approve the minutes from the March 23, 2022 Regular Meeting as presented. Motion carried (6-0), Member Popp absent.
- X. ACCEPT FEBRUARY 2022 ASSESSMENT AND LEGAL RECEIVABLE REPORTS. FOR POSSIBLE ACTION**
Chair Park moved/Vice Chair Hannum seconded to accept the March 2022 Assessment and Legal Receivable reports as presented. Motion carried (6-0), Member Popp absent.
- XI. ACCEPT FEBRUARY 2022 FINANCIAL REPORTS. FOR POSSIBLE ACTION**
Member Reed moved/Member Vice Chair Hannum seconded to accept the March 2022 financial reports as presented. Motion carried (6-0), Member Popp absent.
- XII. MEETING SCHEDULE NON-ACTION ITEM**
The next Regular Board of Directors meeting is scheduled for Wednesday, May 25, 2022 at 5:30pm. The meeting may be held telephonically.
- XIII. PUBLIC COMMENT ACTION SHALL NOT BE TAKEN**
No action may be taken on a matter raised under this item of the agenda until the matter itself has been included specifically on an agenda as an item upon which action will be taken.
- No public comment was received.
- XIV. ADJOURNMENT**
The meeting adjourned at 9:07 p.m.